

Grantee: Fort Worth, TX

Grant: B-08-MN-48-0004

January 1, 2020 thru March 31, 2020 Performance

Grant Number: B-08-MN-48-0004	Obligation Date:	Award Date:
Grantee Name: Fort Worth, TX	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$6,307,433.00	Grant Status: Active	QPR Contact: Rhonda Teann Hinz
LOCCS Authorized Amount: \$6,307,433.00	Estimated PI/RL Funds: \$75,000.00	
Total Budget: \$6,382,433.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Areas of Greatest Need: City of Fort Worth (CFW) will use the NSP funds for the purposes intended—to promote neighborhood stabilization where subprime lending has occurred and where foreclosure and housing vacancies have negatively affected the housing market. To ensure that a greater impact is made in the neighborhoods that have been categorized as areas of greatest need and those that are categorized as at-risk, the CFW chose the ZIP code boundary as a method to select areas where the highest number and concentration of foreclosures occurred during a one year period. Although the city in its entirety was impacted by the foreclosure crisis, the CFW's program will focus on providing assistance to the homes in neighborhoods located in the following ZIP codes: 76123, 76133, 76112, and the homes in neighborhoods located within the city limits of Fort Worth in ZIP codes 76179, 76131, 76137 and 76248. The following is a summary of amendments completed on the Action Plan: Amendment #1 October 2009 - This amendment corrected input errors on action plan description and updated the 2008 income limits to 2009. Amendment #2 March 2010 - This amendment corrected the budget and activity line item amounts submitted in the application revision requested by HUD. Amendment #3 September 2010 - This amendment is to deobligate from DPAP LH25 and LMMI so that the funds can be reallocated to Beaty LH25. Amendment #4 April 2011 - This amendment will correct two LH25 clients who received services under their City's LMMI Down Payment Assistance Program. Per the direction of the DRGR Help Desk (i.e. Murray Blank), these clients must be reported under LH25. The city needed to complete a budget amendment by decreasing LMMI by \$48,595.00 and adding that amount to the LH25 budget. Amendment #5 June 2011 - This amendment transfers the remaining balance of \$4,700.18 from NSP LMMI (323-02) to NSP ADMIN (323-01). It completes the LMMI activity and allows the City to draw the admin expenses for April and May 2011 - given that the City previously had deobligated too much ADMIN money. Amendment #6 July 2011 - This amendment transfers \$52,050 from LMMI (323-02) to LH25 (323-03) to correctly classify two recipients' categories. Amendment #7 April, 2012 - This amendment allocated \$25,000 in Program Income received to the NSP ADMIN activity (323-01). Amendment #8 February, 2013 - This amendment reallocated Amendment #7 to Beaty and NSP Admin and an additional \$25,000 was allo

Distribution and and Uses of Funds:

Distribution and Use of Funds: To address greatest needs, the City of Fort Worth (CFW) proposes to provide a down payment assistance program that will offer eligible buyers the opportunity to purchase lender-foreclosed properties. This activity is eligible under the Housing and Economic Recovery Act ("HERA") Section 2301(c)(3)(A) i.e. financing mechanisms. The CFW will set aside no less than twenty percent (25%) of the NSP funds to address the needs of persons at or below fifty percent (50%) of area median income. This will meet HUD's requirement to serve populations that are < 50 percent of area median income. The 2009 income guidelines for the CFW's NSP program will be as follows: Household Size Maximum Household Income 1 \$55,450 2 \$63,350 3 \$71,300 4 \$79,200 5 \$85,550 6 \$91,850 7 \$98,200 8 \$104,550

Definitions and Descriptions:

CFW Definitions and Descriptions: The city is not proposing projects that involve affordable rents and is providing the definition as required by the submitted application. The City of Fort Worth will continue to work to be diligent and ensure that the definitions of affordability are consistent with all NSP requirements and provide the maximum flexibility to effectively serve the intended households in light of local housing conditions. Definition of "blighted structure" - Blighted structures for the purposes of the NSP is defined as a structure that has been declared a public nuisance in accordance with local, building, plumbing, fire, and other code; is an unattractive nuisance because of physical condition or use; is a fire hazard or is otherwise a danger; has had utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for one year or more; is tax reverted property; has code violation that house poses a threat to endangered the life, health, and safety of the public and has not been substantially rehabilitated within one year after being ordered to do so by the appropriate code enforcement agency. Definition of "affordable rents" - "affordable" means rents



that do not exceed 30% of the 120% of area median income or the applicable targeted income range for units serving NSP households.

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,382,433.00
Total Budget	\$0.00	\$6,382,433.00
Total Obligated	\$0.00	\$6,382,433.00
Total Funds Drawdown	\$0.00	\$6,382,433.00
Program Funds Drawdown	\$0.00	\$6,307,433.00
Program Income Drawdown	\$0.00	\$75,000.00
Program Income Received	\$0.00	\$75,000.00
Total Funds Expended	\$0.00	\$6,420,338.64
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$946,114.95	\$0.00
Limit on Admin/Planning	\$630,743.30	\$388,943.18
Limit on Admin	\$0.00	\$388,943.18
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,595,608.25	\$2,067,655.00



Overall Progress Narrative:

This QPR is necessary to enter prior period corrections.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Beaty LH25, CFW Beaty LH25	\$0.00	\$1,737,255.00	\$1,699,755.00
DPAP, CFW DPAP LMMI & LH25	\$0.00	\$4,256,234.82	\$4,231,234.82
NSP Admin, CFW Admin 206323010	\$0.00	\$388,943.18	\$376,443.18



Activities

Project # / **Beaty LH25 / CFW Beaty LH25**

Grantee Activity Number: **CFW Beaty LH25 206323-040**
Activity Title: **CFW Beaty LH25**

Activity Category:

Acquisition - general

Project Number:

Beaty LH25

Projected Start Date:

09/14/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

CFW Beaty LH25

Projected End Date:

08/30/2020

Completed Activity Actual End Date:

Responsible Organization:

Tarrant County Housing Partnership (TCHP)

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,737,255.00
Total Budget	\$0.00	\$1,737,255.00
Total Obligated	\$0.00	\$1,737,255.00
Total Funds Drawdown	\$0.00	\$1,737,255.00
Program Funds Drawdown	\$0.00	\$1,699,755.00
Program Income Drawdown	\$0.00	\$37,500.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,774,755.00
Tarrant County Housing Partnership (TCHP)	\$0.00	\$1,774,755.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This project is for the purchase and rehabilitation under eligible use "B". The Beaty Street Apartments project will consist of the acquisition of 73-units of foreclosed housing and related acquisition soft-costs. Tarrant County Housing Partnership (TCHP), the developer, has applied to the Texas Department of Housing and Community Affairs (TDHCA) for a grant of State NSP funds for the re-configuration of units to sixty-six 1,2, and 4 bedroom units consistent with local market demand and for the subsequent rehabilitation of the property. All units will be affordable for households earning less than fifty percent (50%) of the Area Median Family Income (AMFI). The City's funds will be in the form of a subordinate forgivable loan. The zip code area where the project is located is impacted by high foreflosure and subprime lending and designated in the City's Substantial Amendment.

Location Description:

Lots 12, 13, 14, 15, 16R, & 18R of Block 14;
 Lots 1, 2, 3, 4, 8, 9, & 10 of Block 15, Forty Oaks Addition to the City of Fort Worth, Tarrant County, Texas

Activity Progress Narrative:

Added 1 parcel acquired voluntarily to reconcile the accomplishments.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of Parcels acquired	1		1/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		66/66	
# of Multifamily Units	0		66/66	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	66/0	0/0	66/66	100.00
# Renter Households	0	0	0	66/0	0/0	66/66	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / DPAP / CFW DPAP LMMI & LH25

Grantee Activity Number:	CFW DPAP LH25 206323-030
Activity Title:	CFW DPAP LH25 206323-030

Activity Category:
Homeownership Assistance to low- and moderate-income

Project Number:
DPAP

Projected Start Date:
02/28/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Completed

Project Title:
CFW DPAP LMMI & LH25

Projected End Date:
08/30/2020

Completed Activity Actual End Date:

Responsible Organization:
City of Fort Worth, Texas (CFW)

Overall **Jan 1 thru Mar 31, 2020** **To Date**

Total Projected Budget from All Sources	N/A	\$330,400.00
Total Budget	\$0.00	\$330,400.00
Total Obligated	\$0.00	\$330,400.00
Total Funds Drawdown	\$0.00	\$330,400.00
Program Funds Drawdown	\$0.00	\$330,400.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$25,000.00
Total Funds Expended	\$0.00	\$330,400.00
City of Fort Worth, Texas (CFW)	\$0.00	\$330,400.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Down payment for LH25

Location Description:

Specific ZIP codes

Activity Progress Narrative:

This is prior period correction to bring all accomplishments up to date. Added 11 single family units and 11 housing units to bring my total to 13.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	11	13/10
# of Multifamily Units	0	0/0
# of Singlefamily Units	11	13/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	13/0	0/0	13/10	100.00
# Owner Households	0	0	0	13/0	0/0	13/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





Grantee Activity Number: CFW DPAP LMMI 206323-020

Activity Title: CFW DPAP LMMI 206323-020

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

DPAP

Projected Start Date:

02/28/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

CFW DPAP LMMI & LH25

Projected End Date:

08/30/2020

Completed Activity Actual End Date:

Responsible Organization:

City of Fort Worth, Texas (CFW)

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$3,925,834.82
Total Budget	\$0.00	\$3,925,834.82
Total Obligated	\$0.00	\$3,925,834.82
Total Funds Drawdown	\$0.00	\$3,925,834.82
Program Funds Drawdown	\$0.00	\$3,900,834.82
Program Income Drawdown	\$0.00	\$25,000.00
Program Income Received	\$0.00	\$50,000.00
Total Funds Expended	\$0.00	\$3,925,834.82
City of Fort Worth, Texas (CFW)	\$0.00	\$3,925,834.82
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Down Payment Assistance Program Under the HERA, Section 2301(c)(3)(1) the CFW will establish financing mechanism for the purchase and redevelopment of foreclosed homes and residential properties for low-and-moderate income homebuyers through its proposed NSP Down Payment Assistance Program (DPAP). DPAP will be administered much like the CFW's current and successful Homebuyer Assistance Program (HAP). That is, the City will accept applications from any of its approved lender partners upon the lender's commitment of funds to the applicant. The City will verify eligibility of the applicant and the property. The City will conduct an inspection of the property prior to funding its commitment of NSP DPAP funds. The City will disburse NSP funds to the title company for simultaneous closing and funding of the home purchase loan. Affordability of the project will be ensured through covenants in the Deed of Trust.

Location Description:

The CFW's program will focus on providing assistance to the homes in neighborhoods located in the following ZIP codes: 76123, 76133, 76112, and the homes in neighborhoods located within the city limits of Fort Worth in ZIP codes 76179, 76131, 76137 and 76248.

Activity Progress Narrative:

Entered -94 moderate income owner-occupied units in the beneficiary data to account for the middle income beneficiaries. Revised race ethnicity data to reflect actual beneficiary data.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	-94	0	0/0	59/0	153/160	38.56
# Owner Households	0	-94	0	0/0	59/0	153/160	38.56

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00
